

**CITY OF MARLBOROUGH  
CONSERVATION COMMISSION  
Minutes  
August 22, 2013 (Thursday)  
Marlborough City Hall – 3<sup>rd</sup> Floor, Memorial Hall  
7:00 PM**

**Members Present:** Edward Clancy-Chairman, Lawrence Roy, John Skarin, and Dennis Demers  
Also present was Priscilla Ryder-Conservation Officer;

**Absent:** Michelle Higgins, David Williams, and Allan White

**Public Hearings:**

**Request for Determination of Applicability**

**54 Gleason Street Extension - Alan Burke**

Mr. Burke proposes to construct a garage next to his house 28' x 36' with a frost wall. The wetland is at the bottom of the hill which is heavily vegetated. Ms. Ryder checked the wetland and concurred the location on the plans. The Commission discussed the construction and noted that all excess materials must be removed from the site. The erosion controls shall be placed at the top of the slope to control any runoff. The Commission determined the project as proposed, would not harm the wetlands and closed the hearing. The Commission voted unanimously 4-0 to issue a Negative determination with standard conditions for this project.

**Notice of Intent**

**Lakeside Ave - Crabtree Lake Williams, LLC (Overlook at Lake Williams)**

Mika Lassila of S.J. Mullaney Engineering Inc. was present and explained their proposal to construct a 60 unit residential condominiums project including storm water basins, access road, utilities, grading and landscaping on Lakeside Ave. (next to Holiday Inn). He provided an overview of the property, existing conditions and location of wetlands. 20,000 sq. ft. of buffer zone will be altered, but all of it will be outside the 50' buffer zone. Only two buildings fall within the 100' buffer zone. No wetland alteration is proposed. As designed, the project proposes a maximum of 70% impervious surface which is what is allowed in the Water Supply Protection District in which it is located, since it is next to Lake Williams. He reviewed the construction sequence they provided, explained the drainage on the site and the detention basin designs. They have adjusted the grading to minimize cuts and fills as best possible. They provided a color coded sequencing plan, which the Commission was glad for. Discussion about phasing and sequencing continued and it was determined that more details and information about the controls, amount of fill to be moved etc. was necessary. They discussed the armored dikes proposed in the rear of the project. The soil is glacial till with ledge, so the site will be a challenge. The Commission indicated that additional information is needed on drainage and comments from the city engineer are required.

Members of the audience asked questions:

- Mr. Lewis Ferrara from Lakeside Ave. asked some specific questions about what was proposed to be built near him. Mr. Lassila explained that the next hearing would explain that work.
- Bob Prescott of Bond St. asked how much blasting was needed for the emergency access and what sort of fencing was proposed. Mr. Lassila explained that the Fire Dept. has strict requirements on blasting that must be followed. Mr. Prescott was also concerned with plowing and snow storage in this location. He was assured that the emergency access will NOT be used for construction.

There being no further questions the hearing was continued to the September 5th meeting to review stockpile locations, sequencing plans and to have more discussion about the rear detention basin.

#### **Notice of Intent**

##### **Between Rte. 20 and Old Lakeside Ave. - Crabtree Lake Williams LLC**

Mika Lassila of S.J. Mullaney Engineering explained that as a condition of the special permit from the City Council, they are required to beautify a strip of land along Rte. 20 to improve drainage, add curbing and remove and replant trees and shrubs. Work is proposed within 50 ft. of Lake Williams. Mr. Lassila provided plans showing the changes to the grades and plantings that are proposed on this parcel of land. They will continue the granite curbing along Rte. 20 which will be the back of the fill and regarded slope. Most of the existing trees will be removed and replanting of trees will be done to beautify this slope for the entrance way to the city. A cross section was provided. No sidewalk is planned on this planted strip area. Erosion controls are proposed next to the new curbing area and along the lake side as well. 3-4 feet of fill is anticipated to be needed to do this work. New trees will be added. Fill will come from their condominium site up the street. The Commission stressed the need to ensure that no mud or dust is generated from this site and the need to protect the city's water supply. There being no further questions the Commission closed the hearing. Ms. Ryder was asked to draft conditions for review at the Sept. 5<sup>th</sup> meeting.

#### **Notice of Intent**

##### **Portion of 200 Forest St. - Avalon Bay Communities, Inc.**

Steven Gorning and Lars Unhjem of Avalon; Tim Paris P.E. of H.W. Moore, Joe \_\_\_ construction contractor for Avalon were present. Mr. Gorning explained that Avalon is a large company and has built 7,000 homes in Massachusetts, including a development Avalon Orchards in Marlborough. They are proposing to construct a 350 unit residential development with a pool, club house fitness facility, tot lots and dog walking areas. The total construction schedule will be two years. This is being proposed on a portion of 200 Forest St. off Simarano Dr. (former HP site).

Tim Paris provided an overview of the existing conditions and layout and the proposed layout, including where the main entrance will be, how they will use existing internal roadway layout,

wetland locations and proposed drainage. He went over a construction sequence plan which they know is the biggest issue for a site of this size. He reviewed the sequencing plan as outlined on the drawings. Phase 1 will include cuts and fills, stone construction entrance, detention basin locations including temporary basins, earthwork and utilities. He noted that the majority of the site is already a large parking lot. Phase 2 will involve an 8' excavation some of the soil will be used on site, but the site will generate a net export of soil. He explained the sequencing of this phase as well. The Commission had a lengthy discussion about the soils in this area and the need for an even more detailed sequencing plan, given the conditions on the site. After much discussion the Commission asked the applicant to come back to the next meeting with the following: A color coded phasing and sequencing plan, volume of soil being removed, information on existing utilities to be removed, and a detailed plan on how and when areas will be stabilized. Chairman Clancy stated that the Commission would NOT allow the whole site to be opened at once as this has been the demise of many sites. This site will need strict controls and they must prove to the Commission that this can be planned ahead of time. The Avalon team all explained that they understood, and will be hiring very experienced contractors and are committed to working on a plan to achieve the Commission's goal. The hearing was continued to the September 5<sup>th</sup> meeting to allow the applicant to address these issues.

#### **Notice of Intent**

##### **Ames St. (across from Reilly Way) - Marlborough/Northborough Realty Trust**

Tim Williams of Allen and Major, and Bill Caulder of Gutierrez Co. were present. Mr. Caulder explained that the site is a 28 acre site made up of three parcels. In 2009 an Order of Resource Area delineation was provided for this site noting the riverfront, bordering vegetated wetland and floodplain on the site. The site is also within the city's water supply protection district which requires a 50' wetland buffer zone. The project has received a Comprehensive Permit from the city's ZBA and is an affordable housing project. The proposal is to develop the site into a multi-family development called The Preserve at Ames. It will include 4 proposed multi story buildings with a total of 224 units and a club house building. The proposed site development includes a pool, outdoor recreation area, onsite parking, a bus stop along Ames St., utilities and drainage. Three wetland crossings are proposed. One for the driveway access to the third and fourth building and two foot bridges which will cross wetlands and Millham brook respectively as shown on the plans. Because Millham Brook is a water supply they will be filing for a 401 Water Quality Certificate as well from DEP.

Mr. Williams went over the construction plans; they want to balance the cuts and fills on the site. The soils are glacial till, however the groundwater is deep, so dewatering is not anticipated. Permeability rates are lousy, so infiltration will be minimal; however they are putting the roof drainage into underground infiltration ponds to meet the stormwater requirements. They are aware that the site was a former apple orchard and the soils will need to be treated and mitigated and will bury the first 6" of top soil under the parking lot. The Commission asked for more detail on the soil management plan.

Mr. Williams explained that they are proposing to fill in a portion of the eroded ditch wetland and replicating the bank. They also are showing a replication area behind Building 3 to compensate for the stream crossing. The Commission asked for more details on the crossings and the impacts for both the driveway and the foot bridge crossing. In addition, the

Commission wanted more information about flooding at Rte. 20 and how that might impact this site. After a lengthy discussion on all the items noted above, the Commission with the applicants consent continued the hearing to the September 19<sup>th</sup> meeting in order to provide time for the applicant to provide the additional information needed.

**Correspondence/Other Business:**

- Conflict of Interest – The Commission was asked to please turn in their Certificate and Acknowledgement of Receipt, if they haven't already.

**Discussions:**

- 600 Nickerson Rd. – NSTAR - The Commission received a letter of notice from NSTAR that they would be doing maintenance at this property. The Commission accepted this and voted to place it on file.

**Meetings** – Next Conservation Commission meetings – September 5<sup>th</sup> and 19<sup>th</sup>, 2013 (Thursdays)

**Adjournment** - There being no further business, the meeting was adjourned at 9:30 PM.

Respectfully submitted,

Priscilla Ryder  
Conservation Officer